



Llanbadarn Fawr

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Viewing Arrangements
Strictly by appointment
through **Alexanders**

Llanbadarn Fawr

Asking Price £210,000

Enjoying an elevated setting, the property benefits from bright, sunny views across Aberystwyth and out towards the coast. The rear garden provides a private outdoor space to relax or entertain. This home is perfect for first-time buyers and is within easy reach of the hospital, university.

Welcome to this well-presented three-bedroom end-of-terrace home on Brynglas Road, Aberystwyth. Set in an elevated position, the property enjoys lovely views across town towards the coast. This home is ideal for first-time buyers, young families, or those looking to enjoy life in one of Aberystwyth's most popular residential areas.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

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ENTRANCE

Through a classic Georgian-style entrance door into;

PORCH

Featuring a tiled floor, one door leads to the garden building, while another provides access into the property.

GARDEN BUILDING

Steps leading up to a boarded mezzanine loft, complete with power and lighting.

RECEPTION HALL

Staircase to first floor, with power points, storage heater, under-stairs cupboard, and doors leading to;

CLOAKROOM

Tiled throughout, the room includes a W.C. and hand wash basin.

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KITCHEN

Modern fitted base and eye-level units with an integrated electric oven and hob, complete with extractor hood. Features a 1½ bowl sink with mixer tap, plumbing for both a dishwasher and washing machine, and space for a fridge/freezer. Finished with tiled splashbacks and a storage heater. A window to the rear elevation provides a pleasant view into the garden.

LOUNGE

Multiple power points and a wall-mounted storage heater. Two front-facing windows offer fantastic views over the town and Rheidol Valley, with glimpses of the sea in the distance.

Stairs lead to the first floor;

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LANDING

Includes access to the loft, a wall-mounted storage heater, and a built-in airing cupboard for added convenience.

BEDROOM ONE

Fitted with an electric panel heater and a window to the rear elevation offering views over the garden.

BEDROOM TWO

Featuring an electric panel heater and an elevated front window that offers lovely views across the town and towards the distant sea.

BEDROOM THREE

Currently used as a home office, this room includes an electric panel heater, power points, and an elevated front window offering views over the town.

BATHROOM

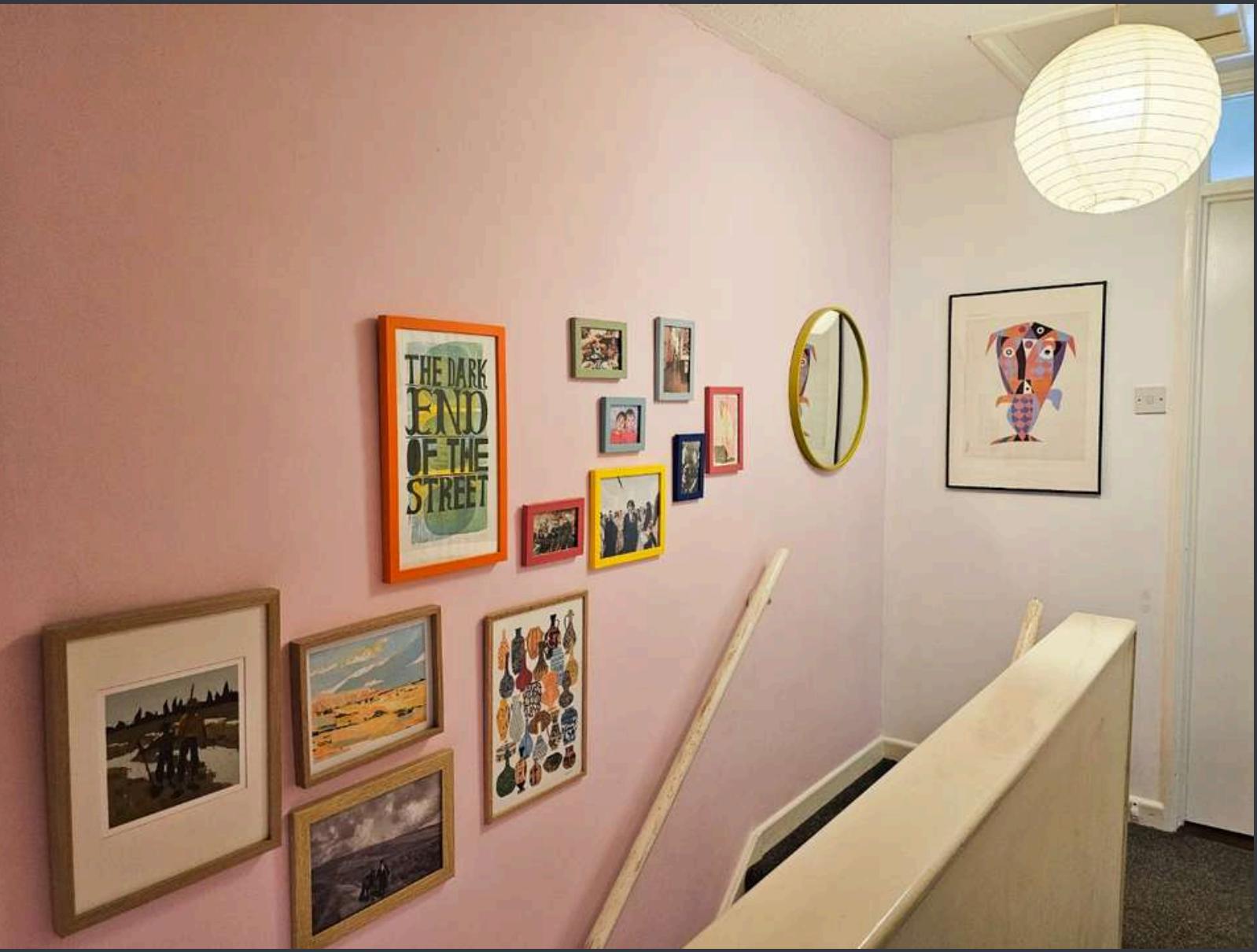
White bathroom suite comprising a panelled bath with electric shower over, pedestal wash basin, low-level WC.

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EXTERNALLY

The property is accessed via concrete steps and a pathway that winds through a lawned front garden which belongs to the property. Pathways provide access to both the rear of the property and the main entrance door. To the rear additional concrete steps leading to the upper section of the garden, which is attractively terraced and well stocked with a variety of flowers and mature shrubs and trees. A pedestrian right of way exists to the rear, as is typical with terraced properties and designated parking is located at the front of the property.

IMPORTANT INFORMATION

TENURE

Freehold

Council Tax: Band (D)

SERVICES

The property is connected to mains water, electricity, drainage and electric room heaters.

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IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2025 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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